

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 4001 to permit an accessory structure (pool) to be located in the side yard instead of the rear third of the lot farthest removed from both streets.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Position of house on lot has so greatly reduced "rear" yard as to force pool into side yard.
2. Owner desires pool in a location which could be fenced off and separated from main house for safety of small children.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Consent of Purchaser: \_\_\_\_\_  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 (Type or Print Name)  
 City and State: \_\_\_\_\_  
 Attorney for Petitioner: \_\_\_\_\_

Legal Owner(s):  
 H. Howard Schapiro  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 (Type or Print Name)  
 City and State: \_\_\_\_\_

#2 Brickford Lane, 484-1008  
 Address Phone No.  
 Baltimore, MD 21208  
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Robert W. Thompson Jr.  
 Name

Attorney's Telephone No.: 252-2391  
 Address Phone No.  
 Timonium, MD 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1981, at 9:45 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County.  
 (over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 NE corner of Greenspring Ave.  
 and Brickford La., 3rd District : OF BALTIMORE COUNTY

H. HOWARD SCHAPIRO, et ux, : Case No. 82-117-A  
 Petitioners : : : : :

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman : John W. Hession, III  
 Deputy People's Counsel : People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2188

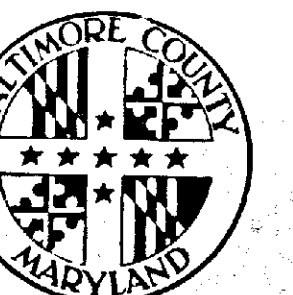
I HEREBY CERTIFY that on this 8th day of October, 1981, a copy of the foregoing Order was mailed to Mr. Robert W. Thompson, Jr., 226 Rickswood Road, Timonium, Maryland 21093, Agent for Owner.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Robert W. Thompson, Jr.  
 226 Rickswood Road  
 Timonium, Maryland 21093

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of September, 1981.

Signature of William E. Hammond  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner: H. Howard & Ellen S. Schapiro

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Nicholas B. Commodari  
 Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

October 27, 1981

Chairman  
 Nicholas B. Commodari

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. Robert W. Thompson, Jr.  
 226 Rickswood Road  
 Timonium, Maryland 21093

Re: Item #42  
 Petitioners - H. Howard Schapiro, et al  
 Variance Petition

Dear Mr. Thompson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
 Signature of Nicholas B. Commodari  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:mch

Enclosures



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

September 17, 1981

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #42 (1981-1982)  
 Property Owner: H. Howard & Ellen S. Schapiro  
 N/E corner Greenspring Ave. and Brickford La.  
 Acres: 184.21/206.09 x 282.41/190.95  
 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved and are assured by Public Works Agreement 37603, executed in conjunction with the development of Brookwood, of which this property comprises Lot 1, plat of "Brookwood", recorded E.H.K., Jr. 39, Folio 104.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 42 (1981-1982).

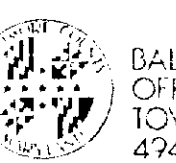
Very truly yours,

Signature of Robert A. Morton  
 ROBERT A. MORTON, P.E., Chief  
 Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Q-NW Key Sheet  
 39 NW 14 Pos. sheet  
 NW 10 D Topo  
 68 Tax Map



BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204  
 424-3211

NORMAN E. GERBER  
 DIRECTOR

October 19, 1981

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #42, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: H. Howard and Ellen S. Schapiro  
 Location: NE corner Greenspring Avenue and Brickford Lane  
 Acres: 184.21/206.90 X 282.41/190.95  
 District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

Signature of John L. Wimbley  
 John L. Wimbley  
 Planner III  
 Current Planning and Development

JLW:rh



Baltimore County  
 Department of Traffic Engineering  
 TOWSON, MARYLAND 21204  
 (301) 494-3550

STEPHEN E. COLLINS  
 DIRECTOR

September 24, 1981

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: ZAC Meeting of September 1, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 41 to 46.

Signature of Michael S. Flanigan  
 Michael S. Flanigan  
 Traffic Engineering Associate II

MSF/r1j





# Zoning Description:

Being on the N/E corner of Greenspring Ave. and Brickford Lane.  
Being lot #1 on the plat of Brookford recorded in the land records  
of Balt. Co. in book #39, Folio #104, AKA #2 Brickford Lane--  
Property of: Mr. & Mrs. H. Howard Schapiro

## COMMUNITY Office of The Carroll County Times

Westminster, Md., October 15, 1981

THIS IS TO CERTIFY that the annexed... Baltimore Co., Md. (1-29814)  
was published for one (1) successive weeks previous to the 15th  
day of October, 1981, in The Carroll County Times a daily  
newspaper published in Westminster, Carroll County, Maryland.

Per *L.D. Calhoun*  
THE CARROLL COUNTY TIMES

**PETITION FOR VARIANCE**  
3rd DISTRICT  
ZONING: Petition for Variance  
LOCATION: Northeast corner of Greenspring Avenue and Brickford Lane  
DATE & TIME: Thursday, November 5, 1981 at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit an accessory structure (pool) in the side yard instead of the rear third of the lot farthest removed from the street.  
The Zoning Regulation to be accepted as follows: Section 400.1 - Location of accessory structure on corner lots.  
Being on the N.E. corner of Greenspring Ave. and Brickford Lane, being lot #1 on the plat of Brookford recorded in the land records of Baltimore County, in book #39, Folio #104, AKA #2 Brickford Lane. Property of: Mr. & Mrs. H. Howard Schapiro.  
Being the property of H. Howard Schapiro, et ux, as shown on plat filed with the Zoning Department, at 9:45 a.m. on Thursday, November 5, 1981, at 9:45 a.m.  
Hearing Date: Thursday, November 5, 1981 at 9:45 a.m.  
By Order of  
William E. Hammond,  
Zoning Commissioner  
of Baltimore County

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-117 A  
Building Permit Application  
No. 37036  
Election District 320

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,  
*H. Howard Schapiro*  
*H. Howard Schapiro*  
*H. Howard Schapiro*

2 Brickford Lane  
Pikesville, Maryland

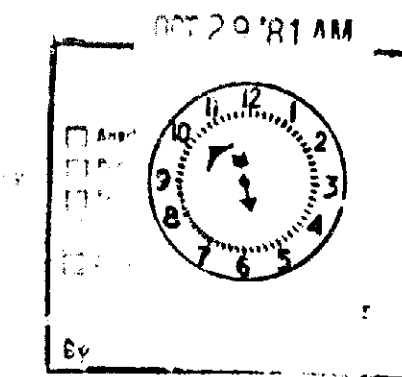
October 28, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Zoning Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Hammond:

Please be advised that I designate either Robert Thompson or Edward Galloway, representatives of Maryland Pools, Inc. to act on my behalf regarding the zoning hearing scheduled for November 5, 1981, at 9:45 A.M. and referred to as Case No. 82-117-A

Very truly yours,  
*H. Howard Schapiro*  
H. Howard Schapiro, et ux



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 82-117-A Item 42  
Date: October 14, 1981

Petition for Variance  
Northeast corner of Greenspring Avenue and Brickford Lane  
Petitioner- H. Howard Schapiro, et ux

Third District

HEARING: Thursday, November 5, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 27, 1981

Mr. Robert W. Thompson, Jr.  
226 Rickwood Road  
Tironium, MD 21093

RE: Petition for Variance  
NE/cor of Greenspring Ave. & Brickford La.  
Mr. & Mrs. H. Howard Schapiro - Petitioners  
Case #82-117-A

Dear Mr. Thompson:

This is to advise you that \$47.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 101697  
DATE 11/3/81 ACCOUNT 01-662  
AMOUNT \$47.70  
RECEIVED Maryland Pools, Inc.  
FROM FOR Posting & Advertising of Case #82-117-A (Schapiro)  
4770

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 10-16-81  
Posted for: VARIANCE  
Petitioner: H. HOWARD SCHAPIRO, et ux  
Location of property: NE CORNER GREENSPRING AVE AND BRICKFORD LANE  
Location of Signs: NE CORNER OF GREENSPRING AVE AND BRICKFORD LANE  
Remarks:  
Posted by *W. E. Hammond* Date of return: 10-23-81  
Number of Signs: 1

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. E. Hammond</u>	Revised Plans: Change in outline or description _____ Yes 									

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 14 day of August, 1981.

Filing Fee \$25.00 Received: Check Cash Other

No. 101651  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 10/6/81 ACCOUNT 01-662  
AMOUNT \$25.00  
Robert W. Thompson, Jr.  
FOR Filing fee for Case #82-117-A (Schapiro)  
Petition for assignment of a  
Hammond, Zoning Commissioner  
Thompson  
by *W. E. Hammond*  
25.00  
10/11/81  
VALIDATION OR SIGNATURE OF CASHIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD. October 15, 1981

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on October 14, 1981, at 9:45 a.m., the 15th day of October, 1981, the 15th day of October, 1981.

THE JEFFERSONIAN  
*L. Frank Strickland*  
Manager

Cost of Advertisement \$

PETITION FOR VARIANCE  
3rd DISTRICT  
ZONING: Petition for Variance  
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DATE & TIME: Thursday, November 5, 1981 at 9:45 A.M.  
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Being on the N.E. corner of Greenspring Ave. and Brickford Lane, being lot #1 on the plat of Brookford recorded in the land records of Baltimore County, in book #39, Folio #104, AKA #2 Brickford Lane. Property of: Mr. & Mrs. H. Howard Schapiro.  
Being the property of H. Howard Schapiro, et ux, as shown on plat filed with the Zoning Department, at 9:45 a.m. on Thursday, November 5, 1981, at 9:45 a.m.  
Hearing Date: Thursday, November 5, 1981 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order of  
William E. Hammond,  
Zoning Commissioner  
of Baltimore County  
Oct. 15

VARIANCE PLAT FOR  
ACCESSORY STRUCTURE  
SWIMMING POOL

RESIDENTIAL  
DR1

RESIDENTIAL  
DR1

RESIDENTIAL  
DR1

TRACT "A"

RESIDENTIAL DR1

VACANT

GREENSPRING AVENUE

DRAINAGE & UTILITY  
EASEMENT

206.09'

68'

PROPOSED  
40' POST & RAIL  
FENCE

80'

64.89'

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